

\$450,000.00 (\$401.79/Sq. Ft.)

1,120 Sq. Ft.

For Sale

LIVE/WORK IN THE SANTA FE ARTS DISTRICT

924 W 9th Avenue, Denver, CO 80204



Located in the Heart of the Art District on Santa Fe

Property Info:

Size: 1,120 Sq. Ft.
Bedrooms: 2 + upstairs loft
(approx. 200 Sq. Ft.)
Baths: One (1)
Year Built: 1890
Taxes: \$2,097.56 (2023)
Zoning: C-MS-5 (formerly B-4)

Great opportunity to own and occupy a commercial-zoned live/work home, investment, or fix & flip that is centrally located in the Santa Fe Arts District. BUILDING IS LEASED THROUGH OCTOBER 31, 2024.

Highlights

- Hardwood Floors
- Exposed Brick
- An abundance of Natural Light Throughout
- Central Heat (Furnace was replaced in Oct. 2022)
- Air Conditioning – Newer Condensing Unit.
- Upstairs Loft/Office (can be used as Bedroom or Office)
- Small Fenced Back Yard
- Easy access to I-25, 6th Avenue and Downtown Denver



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